

5 Styles Way, Park Langley, Beckenham BR3 3AJ

One of the finest properties in the highly desirable Park Langley Conservation Area retaining a DOUBLE PLOT with hugely generous accommodation, in-and-out driveway and tandem double garage beside the house, facilitated by the 26.8m/88ft frontage. Meticulously extended by the current owners with a particular eye to symmetry, the front door and wide porch were re-positioned centrally with the entrance hall opening to a wide and inviting space leading to all rooms with engineered oak flooring. The extension offers a FABULOUS 9.6m x 6.4m (31ft x 21ft) KITCHEN LIVING ROOM linking to the dining room with underfloor heating and wonderful views over the garden. The architect's design cleverly incorporates three sets of bi-fold doors to access the full width terrace from all main reception areas and creating a wonderful link between the generous living space and fabulous 41.7m x 26.8m (137ft x 88ft) garden. With a spacious lateral layout, the SIX DOUBLE BEDROOMS on the first floor along with THREE EN SUITES and generous FAMILY BATHROOM complete the wonderfully spacious and balanced accommodation for a large family.

Location

Situated on a first class road with the Langley Park Secondary Schools and Primary School in the vicinity as well as Unicorn Primary. Locally there are also coach pick up points for a range of Independent Schools. Popular local shops on Wickham Road are just over a quarter of a mile away along with an entrance to Kelsey Park. Beckenham High Street is about a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. There is also easy road access to the M25 with motorway routes to Gatwick and Heathrow Airports. Langley Park Golf Club and Park Langley Tennis Club are popular local sports facilities.



Ground Floor

Wide Porch

created and centred when property extended, tiled floor

Entrance Hall

6.84m max x 4.34m max (22'5 x 14'3) plus area by return staircase with door to utility room, wood strip flooring, upright radiator, glazed panels surrounding front door

Cloakroom

2.08m x 1.17m (6'10 x 3'10) includes full width double cupboard, white low level wc, wash basin with deep drawer beneath, tiled walls and matching tiled floor

Magnificent Kitchen/Living Room

9.67m max x 6.43m max (31'9 x 21'1) impressive fitted KITCHEN 5.81m x 3.74m abundance of large drawers plus integrated Siemens dishwasher beneath granite work surfaces including large island unit extending to breakfast bar with cupboards beneath, pull up power tower to island plus inset Siemens 5-ring Induction hob with Elica extractor/light above, double drainer stainless steel sink with mixer tap, integrated electric oven, combination microwave, warming drawer and pair of Liebherr integrated fridge/freezers plus matching larder cupboard, cupboard concealing electricity meter and fuses, window seat with drawers beneath large double glazed window to front, additional double glazed windows to front and side, Karndean flooring with underfloor heating extending to generous LIVING AREA with double glazed window to side and bi-fold doors to terrace and garden

Dining Room

5.29m x 3.48m (17'4 x 11'5) wood strip flooring with underfloor heating, pair of full height double glazed windows and matching bi-fold doors to rear having internal blinds with delightful outlook over garden

Utility Room

2.71m x 2.38m (8'11 x 7'10) base cupboards plus space for washing machine and tumble dryer beneath wood block work surfaces, inset ceramic sink and mixer tap, wall cupboards, tiled floor, double glazed door to garden

Sitting Room

9.67m x 3.97m max (31'9 x 13'0) with ceiling height of 2.76m (9'1), wood strip flooring, two radiators, handsome fireplace with wood burning stove, double glazed windows to front and side plus double glazed bi-fold doors to garden

Study

3.22m max x 3.12m max (10'7 x 10'3) wood strip flooring, radiator, double glazed window to front



First Floor

Landing

10.23m x 1.24m (33'7 x 4'1) radiator, large linen cupboard, hatch to loft, wood finish flooring, - approached via return staircase with half landing having area beneath pair of double glazed Velux windows measuring 2.21m x 1.88m (7'3 x 6'2)

Bedroom 1

5.1m x 4.31m max (16'9 x 14'2) wood finish flooring, radiator, double glazed windows to front

En Suite Shower Room

2.27m x 1.21m (7'5 x 4'0) shower cubicle with sliding door, wash basin with cupboard beneath, white low level wc, tiled walls, shaver point, heated towel rail, tiled floor, double glazed window to side

Bedroom 2

4.95m x 4.32m max (16'3 x 14'2) wood finish flooring, radiator, double glazed windows to front

En Suite Bathroom

2.69m x 1.38m (8'10 x 4'6) built in shower and hinged screen above bath with mixer tap, wide wash basin with deep cupboard beneath, white low level wc, tiled walls, shaver point, heated towel rail, tiled floor with underfloor heating, double glazed window to front

Bedroom 3

4.89m x 4.26m max (16'1 x 14'0) wood finish flooring, radiator, double glazed windows to front and side

En Suite Shower Room

2.44m x 1.22m (8'0 x 4'0) shower cubicle with sliding door, wash basin, white low level wc, tiled walls, shaver point, heated towel rail, tiled floor, double glazed window to side

Bedroom 4

4.96m or 3.58m x 3.95m (16'3 or 11'9 x 13'0) wood finish flooring, radiator, double glazed windows to side and rear

Bedroom 5

3.9m x 3.5m (12'10 x 11'6) wood finish flooring, radiator, double glazed window to rear

Bedroom 6

3.72m x 3.59m (12'2 x 11'9) wood finish flooring, radiator, double glazed windows to side and rear



Family Bathroom

2.5m max x 2.44m (8'2 x 8'0) includes full width fitted unit with deep drawers, white panelled bath with mixer tap having built in shower over, low level wc, wash basin, tiled walls, shaver point, heated towel rail, tiled floor with underfloor heating, pair of double glazed Velux windows to rear

Roof Space

Loft Room

5.03m x 2.82m (16'6 x 9'3) accessed via pull down ladder with hatch from landing, boarded floor, doorway to additional loft area extending to original part of roof with pressurised hot water cylinder, Worcester wall mounted gas boiler, light and power - area beyond over extension

Outside

Front Garden

wide 26.8m (88ft) frontage with sweeping in-and-out paved drive offering ample parking with brick edging to established borders, outside tap to side of house by driveway to garage

Tandem Double Garage

8.6m x 3.28m max (28'3 x 10'9) electric roller shutter door, light and power, pitched roof with eaves storage, double glazed window to rear, two doors to side with second door accessing rear portion currently used as gym

Rear Garden

about 41.7m x 26.8m (137ft x 88ft) extensive paved terrace across full width with bi-fold doors from sitting room, dining room and kitchen/living room creating a wonderful space for the summer months ideal for entertaining, garden beyond laid to lawn with established shrubs and trees, timber shed to far corner, outside lights, second water tap, external power points to rear of garage. This exceptional DOUBLE PLOT is about 0.38 of an acre with total depth from the road of over 70m/(230ft).

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
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